144.0	0002	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	739,500 /	739,500
					USE VALUE:	739,500 /	739,500
					ASSESSED:	739,500 /	739,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NELSON JAMES E & JOAN M	
Owner 2:		
Owner 3:		
Street 1:	114 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4,802 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 2166 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4802.000	281,100	7,100	451,300	739,500
Total Card	0.110	281,100	7,100	451,300	739,500
Total Parcel	0.110	281,100	7,100	451,300	739,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.37 | /Parcel: 341.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93927
GIS Ref	
GIS Ref	
Insp Date	12/15/17

!11221!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,200	7100	4,802.	451,200	739,500	739,500	Year End Roll	12/18/2019
2019	101	FV	224,800	7400	4,802.	423,000	655,200	655,200	Year End Roll	1/3/2019
2018	101	FV	224,800	6700	4,802.	349,700	581,200	581,200	Year End Roll	12/20/2017
2017	101	FV	224,800	6700	4,802.	321,500	553,000	553,000	Year End Roll	1/3/2017
2016	101	FV	224,800	6700	4,802.	293,300	524,800	524,800	Year End	1/4/2016
2015	101	FV	212,000	6800	4,802.	287,700	506,500	506,500	Year End Roll	12/11/2014
2014	101	FV	212,000	6800	4,802.	267,400	486,200	486,200	Year End Roll	12/16/2013
2013	101	FV	212,000	6800	4,802.	254,400	473,200	473,200		12/13/2012

PRINT

Date	Time
12/11/20	01:24:56

LAST REV

Date	Time
03/21/18	12:06:54
apro	
11221	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11536-141		7/8/1968			No	No		N

USER DEFINED

Prior Id # 1:	93927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2004	693	Det. Gar	11,700	C		G6	GR FY06	12X18 ON EXIST FOU

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	Meas/Inspect	HS	Hanne S
1/28/2009	Meas/Inspect	336	PATRIOT
4/5/2005	Permit Visit	BR	B Rossignol
1/18/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4802		Sq. Ft.	Site		0	80.	1.17	9									451,250						451,300	

Total AC/HA:	0.11024	Total SF/SM:	4802	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	451,250	Spl Credit		Total:	451,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28253007
Const Adj.:	0.98000199
Adj $ / SQ:	163.395
Other Features:	66100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407383
Depreciation:	126289
Depreciated Total:	281094

COMMENTS

SINK/TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

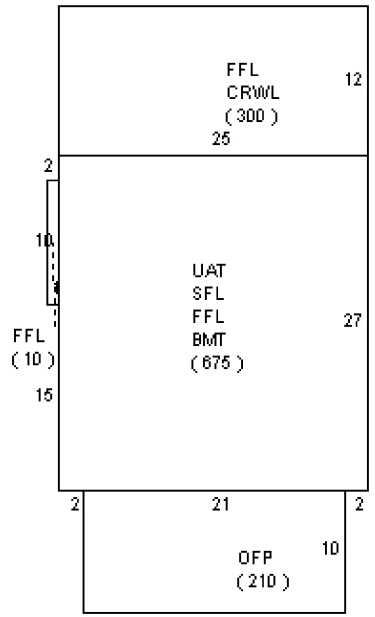
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.39
Special Features:	0	Val/Su Net:	93.26
Final Total:	281100	Val/Su SzAd	169.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	985	163.390	160,944
BMT	Basement	675	56.860	38,381
SFL	Second Floor	675	163.390	110,291
CRWL	Crawl Space	300	24.510	7,353
OFP	Open Porch	210	23.870	5,013
UAT	Upper Attic	169	114.380	19,301

Net Sketched Area:	3,014			Total:	341,283
Size Ad	1660	Gross Are	3520	FinArea	2166

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	G	GD	2004	33.22	T	9	101			6,500	G6		6,500
19	Patio	D	Y	1	12X13	A	AV	2004	4.65	T	12	101			600			600

More:	N	Total Yard Items:	7,100	Total Special Featues:		Total:	7,100